



2 LIME TREE COTTAGES, GREAT NORTH ROAD, TORWORTH

An extremely well presented three storey Edwardian villa built in 1910. The property benefits from a front aspect sitting room with fireplace and modern kitchen/diner. There is a first floor master bedrooms, two additional double bedrooms, plus large bathroom and cellar. Externally there is hardstanding for one vehicle, three brick outbuildings and large garden.

£225,000

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BROWN & CO

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LOCATION

The house is located in the village of Torworth which sits between the market towns of Bawtry and Retford. Bawtry offers a wealth of boutique shops, restaurants and bars and Retford has a mainline train station giving links to London Kings Cross and Retford Primary Care Centre (Retford Hospital). The A1 can be accessed at nearby Blyth which gives links to the region major towns and cities. Ranskill offers a local Primary school along with other amenities.

DIRECTIONS

What3words:///fixture.wired.complain

ACCOMMODATION

Part glazed composite door to

SITTING ROOM 12’ x 10’10” (3.66m x 3.34m) front aspect double gazed window overlooking fields to the front. Victorian style fireplace with tiled insert and raised hearth. Moulded skirtings. TV and telephone points. Door to internal hall with stairs to first floor landing and door to

KITCHEN/DINER 12’ x 10’10” (3.66m X 3.34m) rear aspect double glazed window overlooking patio garden. A good range of cream coloured shaker style units with base and wall mounted cupboard and drawer units. Sink drainer with mixer tap, recessed electric Bosch oven with halogen hob above. Integrated fridge and freezer, space and plumbing for washing machine. Part glazed composite door to patio garden. Recessed lighting. Door to understairs area with bi-fold door to

CELLAR 12’ x 10’10” (3.66m x 3.34m) front aspect double glazed window.

First floor landing has stairs to the second floor and doors to

BEDROOM ONE 12’1 x 10’102 (3.66m x 3.34m) front aspect double gazed window overlooking fields to the front. Victorian style fireplace with tiled insert and tiled hearth.

BATHROOM 10’6” x 8’2” (3.23m x 2.49m) rear aspect double glazed window. Tile enclosed bath with mains fed shower and glazed shower screen. Pedestal handbasin, low level WC, chrome towel rail/radiator, part tiled walls, recessed lighting. Victorian style fireplace.

Second floor landing, doors to

BEDROOM TWO 12’ x 8’6’ (3.66m x 2.63m) rear aspect double glazed Velux style window.

BEDROOM THREE 10’ x 8’6” (3.05m to front of wardrobes x 2.61m) front aspect double glazed window with views to fields. Full length

range of fitted wardrobes with sliding doors.

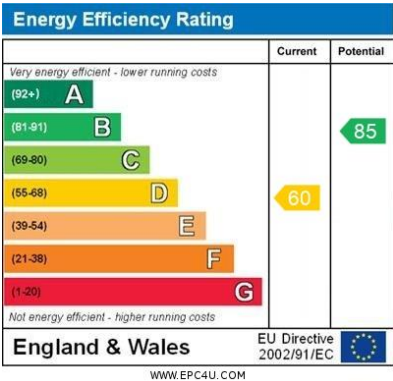
OUTSIDE

The front is fenced to all sides and has pebbled hard standing for one vehicle.

The property benefits from rights of access to the side of numbers 1 and 4 Lime Tree Cottages. Number 2 benefits from a walled patio garden with external lighting and water supply, plus three brick built outbuildings, one of which is alarmed and they have power and light. To the rear of the outbuildings is the main garden which is of a good size, is fenced to all sides and is mainly lawned.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion. Council Tax: We are advised by Bassetlaw District Council that this property is in Band A Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property. Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm. Viewing: Please contact the Retford office on 01777 709112. Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112. Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed. Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage. These particulars were prepared in February 2025.



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